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HARTFORD STADIUM AUTHORITY

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I. CHARLES MATHEWS
CHAIRMAN

Hartford Stadium Authority Meeting

Draft Minutes

A regular meeting of the Commissioners of the Hartford Stadium Authority (the "Authority") was held on Thursday, November 12, 2015 at 3:00pm at City Hall, 550 Main Street, Function Room, Hartford, CT.

A. Call to Order/Roll Call

The meeting was called to order by Chairman I. Charles Mathews at 3:04pm.

Commissioners Present:

I. Charles Mathews, Chairman

Darrell V. Hill, Treasurer

Adam Cloud, Secretary

Commissioners Absent:

Yolanda Rivera, Vice Chairman

Oz Griebel

Ex-Officio Commissioners Present:

Shawn Wooden, City Council President

Also present:

Michael T. Looney, Director of Projects, City of Hartford

Lisa Silvestri, Assistant Corporation Counsel, City of Hartford

Josh Solomon, Owner, Hartford Yard Goats

Tim Restall, General Manager, Hartford Yard Goats

Eloy Toppin, Project Manager/Contract Compliance

Kevin Greene, Owner's Representative, IFG

Phil Couture, Owner's Representative, IFG

Cathy Graves - DoNo Hartford, LLC

Jason Rudnick - DoNo Hartford, LLC

Mark Banfield - Centerplan Construction Company

Austin Kelly - Centerplan Construction Company

B. Approval of Minutes

A motion was made by Mr. Hill to approve the minutes of October 6, 2015 and seconded by Mr. Cloud. The minutes of the October 6, 2015 meeting were unanimously approved.

C. Hartford Yard Goats-Report from Team Ownership/Management

Mr. Josh Solomon, owner of the Hartford Yard Goats, reported that the team had recently leased office space at 99 Pratt Street as part of their on-going transition of staff from New Britain to Hartford. He noted that the corporate community continued to respond positively to sponsorship opportunities, and that the team had had some recent events including the unveiling of the Yard Goats mascot at the Capital Prep High School on October 30th. A fashion show was planned for November 17th to display the team's new uniforms, and an event with Hooker Brewery was also planned.

D. Report of the Executive Director

Mr. Looney reviewed the Executive Director's Report and discussed the latest invoice from the developer and its component cost elements. Mr. Looney also reviewed the progress on the relocation of Trumbull Street, and noted that in order for Trumbull Street to fully reopen, improvements needed to be completed for the entirety of the Trumbull Street/Main Street intersection. He explained that the projected completion of this improvements would result in Trumbull Street being reopened during the third week of December.

Mr. Looney also noted that as requested by several members of the public and the HSA, there was now a website for the Stadium Authority and a dedicated email address for sending in questions or comments. He also explained that at the next Stadium Authority meeting, a list of proposed meeting dates for 2016 would be provided for the commissioners to review and approve.

Mr. Cloud asked what the time table was for the Trumbull Street work was, and if Mr. Looney could reiterate how work would proceed from Trumbull Street to Pleasant Street. Mr. Looney explained that OSTA would not allow both Trumbull Street and Pleasant Street to be closed at the same time, so getting started on the work on Pleasant Street was predicated on completing work on Trumbull Street as quickly as possible. He also reiterated that the projected completion of the Trumbull Street work was during the third week of December. Mr. Mathews noted that he and Mr. Looney would work together on preparing the 2016 meeting schedule and present it to the Stadium Authority.

E. Report from the Owner's Representative

Mr. Greene presented the Owner's Representative Report on the status of the stadium construction.

Mr. Cloud asked how the Owner's Representative would be interacting with the developer to ensure that the use of an accelerated schedule was actually happening and meeting expectations. Mr. Greene stated that the metric to utilize would be identifying if the developer was completing activities ahead of schedule.

F. Report on Community Benefits

Ms. Graves presented the report on Community Benefits/Jobs as of October 31, 2015.

Council President Wooden asked what the response had been from business agents in filling slots for Hartford residents. Ms. Graves reported that business agents needed a direct request from contractors to fill slots with Hartford residents. Council President Wooden asked how many Hartford residents were sitting in a union hall waiting to get called, and Ms. Graves indicated that she did not know.

Mr. Toppin described his efforts in working with Ms. Graves in reconciling City Procurement Division tracking of MWBE compliance with that of Centerplan. Council President Wooden noted the difference between the total dollar amounts of contracts awarded to MWBEs in Ms. Graves report versus those in Mr. Toppin's report, and Ms. Graves responded that some contracts for MWBEs had not yet been forwarded to Mr. Toppin. Council President Wooden asked how many contracts needed to be forwarded, and Ms. Graves estimated it to be about nine contracts. Council President Wooden asked how long it takes for a signed contract to get forwarded to the City's Procurement Division, and Ms. Graves said that it would usually take about a week. Council President Wooden noted that while he understood the reason for the time lag, time was critical. Mr. Cloud asked Mr. Toppin how long it takes Procurement to analyze a contract, and Mr. Toppin stated that it could take less than a day to do so. Mr. Mathews stated that if Centerplan could shorten its process from seven days to two days, the reporting could get done quicker. Council President Wooden indicated that he thought to process of getting contracts from Centerplan to the Procurement Division could be faster.

Ms. Graves and Mr. Banfield discussed the relationship of Murray Enterprises being a subcontractor to Manganaro Northeast. Mr. Cloud asked Ms. Graves to walk through the trade allocation data he requested at the October Stadium Authority meeting, and Ms. Graves did so. Mr. Cloud noted that there were a significant number of contracts still under review as of mid-November, and that getting these contracts into the award phase quickly was important in keeping to the March 11th deadline for substantial completion of the stadium. Mr. Banfield stated that he fully expected to be 98% bid out by the end of November. Mr. Cloud also noted the importance of sourcing goods through Hartford suppliers, and asked if that was still a commitment of Centerplan through both contractors and subcontractors. Ms. Graves stated that it was, and that she stressed this point to all contractors and subcontractors in pre-bid meetings. Mr. Cloud stated that he was concerned that the intent was not reflective of the result in terms of meeting MWBE goals, and that he wanted to make sure that Hartford residents and businesses were getting a chance to thrive from the impacts of the stadium project.

G. Review and Approval of Invoices

Mr. Looney gave the report on Invoice #10. Mr. Cloud asked that Mr. Hill as treasurer of the Stadium Authority also review the invoices. Mr. Mathews agreed.

The motion to approve invoice #10 was passed unanimously.

H. Old Business

None.

I. New Business

None.

J. Call to Public

State Representative Douglas McCrory asked if there was a breakdown between MBEs and WBEs in dollar amounts of awarded contracts. Mr. Mathews indicated that that information was available and directed Mr. Looney to provide this information to Representative McCrory. Representative McCrory also asked how many of the qualified bidders going forward were MBEs and WBEs. Council President Wooden pointed out that the handout from Ms. Graves indicated which bidders were MWBEs. Representative McCrory also asked how many contracts had been signed with MBEs and their total dollar amount. Mr. Cloud noted there was a distinction between MBEs and WBEs, and asked Ms. Graves to provide this information. Mr. Mathews also asked Mr. Looney to place this information on the Stadium Authority website.

Colin Dawkins of MCM Acoustics described how he was contacted by Centerplan to bid on a number of work packages, and he said that the blueprints are not correct and therefore he had to bid five times on the drywall package. He was told the job was his, and that he was asked to do a mock up of the drywall. Mr. Cloud asked who told him the job was his, and Mr. Dawkins indicated that it was Centerplan. He said that the scope that everyone was bidding on was different and not "apples to apples." Council President Wooden clarified that Mr. Dawkins was asked to bid the blueprints. Mr. Dawkins said he was told that Manganaro had provided a bid that was \$500,000 lower, and that he should contact them to do a joint venture on this project, but he didn't see the value in doing so. He said Manganaro bid a different scope of work than he did and that you couldn't compare the bids equally. Mr. Cloud and Council President Wooden asked for clarification about Mr. Dawkins' communication with Centerplan. Mr. Mathews ask Mr. Banfield to respond to Mr. Dawkins's comments.

Mr. Banfield stated that Centerplan's bidding process was open, honest and fair. He said that Mr. Dawkins bid on the same scope as Manganaro and that his bid was higher, and once Centerplan realized they couldn't award Mr. Dawkins the contract, they encouraged him to team with Manganaro but he declined the offer. Council President Wooden told Mr. Banfield that Centerplan needed to develop a better process for engaging Hartford-based contractors. He also asked for comment on the question of whether contractors were bidding on the same set of specifications. Mr. Banfield said questions on specifications were addressed with all contractors, who then had a chance to submit a final and best price. He noted that the documents were complex and could be confusing. Council President Wooden asked if there were oral communications between Centerplan and contractors, and Mr. Banfield said there was. He also asked Mr. Banfield if they could review the bidding process.

Mr. Mathews asked if any thought was given to talking to Mr. Dawkins about why his bid was much higher. Mr. Banfield said that was why there were scope review meetings, but that Mr. Dawkins was not among the lowest three bidders. Mr. Cloud asked for clarification on the scope review process. Mr. Banfield explain the process involved with scope review. Mr. Cloud asked Mr. Dawkins what his experience with this review process. Mr. Dawkins said that he talked to Centerplan about his issues with the blueprints, but that nothing Centerplan was saying was true. He asked multiple times if they could put their responses in writing, but this did not happen. Mr. Cloud asked about why there was multiple bids on the same work package. Mr. Banfield said that the walls had changed from block to drywall, and that the package needed to be rebid. He also noted that there were many refinements to the drawings, and that multiple bids on a project of the size of the stadium were not uncommon. Mr. Mathews said that he thought there were meetings held with MCM and Centerplan, but that clearly the issue in question had not been resolved. Questions were raised about whether the contract had been executed, and Mr. Banfield said that Centerplan was in the process of doing that with Manganaro.

Mr. Dawkins asked if the City's MWBE requirements were applicable to this work package. Mr. Hill explained that the City's procurement rules did not apply to this project. Council President Wooden asked for additional clarification, and Mr. Hill indicated that because Centerplan had a guaranteed maximum price for the project, they needed to have the flexibility to be able to manage their costs. Council President Wooden indicated that he thought there should be at least a voluntary attempt to let Hartford contractors match the low price for work packages if they were within a certain range of the low bid. Mr. Cloud asked what the City's rights were relative to the contacting process. Atty. Silvestri indicated that the procurement processes for this project were outside the City's purview and that DoNo Hartford was responsible for decisions related to these processes according to the agreement negotiated with them. She noted that if such a voluntary policy was adopted, all bidders should be made aware of this.

Mr. Rudnick indicated that he had met with Mr. Dawkins and understood his concerns. He indicated that Centerplan would meet and exceed the MWBE requirements as part of their agreement with the City. He didn't want anyone to think that what had happened with Mr. Dawkins was typical, and that Centerplan was doing everything it could to meet expectations. Mr. Mathews said it was clear that the issue would not be resolved at this meeting. Mr. Cloud asked for clarification on the dollar value of the work package in question. He also asked what the potential value of future Downtown North work would be for drywall. Mr. Rudnick said he couldn't give an exact number as plans for other parcels were still being developed. He said that he wanted Mr. Dawkins to continue to be involved. Mr. Dawkins indicated that he was frustrated about spending money on the bidding process and not getting the work. Council President Wooden thanked Mr. Dawkins for bringing this issue to the attention of the HSA, and that there was clearly room for improvement. He wanted to meet as a small group with Centerplan to review and improve the bidding process.

Mr. Dawkins said that Manganaro was only going to bring in workers from Boston rather than use local workers. He also expressed concerns about the distribution of construction work in general for minority contractors.

Rick Rowe said that Centerplan had no intention of working with minority contractors. He indicated that Ms. Graves talked to him about minority outreach, but simply directed him to a job in New Haven. He also stated that he spoke with Mrray Enterprises and they had not even looked at the drawings for the project. He told Mr. Dawkins that he was wasting his time bidding on the project as the work was going to go to Manganaro. He said the elected officials were either with the minority contractors or with Centerplan.

Roland Jones said that scope reviews were simply a chance to tell contractors what they couldn't do, and that they were fighting the unions because they controlled jobs like the stadium project. He indicated he was frustrated with repeatedly going to meetings such as this one. He said that he had approached all of the HSA commissioners and talked about his concerns. He said local contractors want to work and they need help, and that Hartford businesses thrive when residents get work. Council President Wooden asked if Mr. Jones had bid on any of the stadium work and he indicated that he had not. He also asked Mr. Jones for list of minority contractors who had bid on work for the stadium. Mr. Cloud thanked Mr. Jones for his perspective and stated that he was frustrated that racial disparity and lack of inclusion was still an issue in these conversations. However, he indicated that to improve the situation, an inclusive process and dialogue was needed.

Arnold with Electrical Power Solutions had questions about the cost of construction for the project, and that they needed to get commitments to minority contractors in writing. Mr. Hill and Council President Wooden offered clarification.

Andrea Barton Reeves of HARC stated that she had approached the Yard Goats about employment opportunities for people with disabilities but had not received a response from Tim Restall. Mr. Solomon indicated that they would set up a meeting. Mr. Mathews said that there will be a job fair at the YMCA on Albany Avenue as well, and that he agreed that work for disabled persons was a priority.

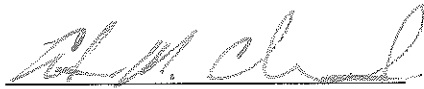
Councilman Larry Deutsch wanted to support the comments about contract concerns and believed that higher bids might be acceptable if it meant local contractors would get work. He also appreciated that the website was being set up for the HSA. He also asked if the Authority could act on Mr. Dawkins concerns if the contract for the drywall work hadn't been executed yet. Councilman Deutsch said people had also expressed concerns to him that larger contractors from out of state were underbidding smaller local contractors on the stadium work. Mr. Mathews said he understood the nature of the problem and that the Authority was trying to ensure that residents would benefit from the project.

Luis Rodriguez asked how the GMP was developed for the stadium project in the conceptual stage of the project. Mr. Hill said that it was done through negotiations between the City and Centerplan. Mr. Rodriguez said things would be simplified if there were public and open bids for the project work, but that that didn't seem to be the case.

K. Adjournment

A motion to adjourn was made by Mr. Cloud and seconded by Mr. Hill. The motion was passed unanimously. The meeting adjourned at 5:15p.m.

Respectively submitted,

A handwritten signature in cursive script, appearing to read "Adam M. Cloud", written in dark ink.

Adam M. Cloud
Secretary
Hartford Stadium Authority